



The Cheltenham

Lytham Road, Warton

Offers in the Region of: £351,995



**Pendle Hill
Properties**



The Cheltenham, Warton
**£351, 995 Offers in the
Region of**

A stunning four-bedroom detached townhouse on a highly sought-after development briefly comprises an open-plan kitchen/dining room, lounge, wc, master bedroom with ensuite, second bedroom with ensuite, two further bedrooms, bathroom, rear garden, driveway, and garage.



LOUNGE

A spacious lounge with a large, double-glazed window overlooking the front of the property briefly comprises carpeted flooring, radiator, and ceiling light point.

KITCHEN / DINING ROOM

A fully fitted kitchen with a range of base and wall mounted units with complimentary laminate worktops briefly comprises a five-ring gas hob with overhead extractor, double oven, integrated fridge/freezer, dishwasher, stainless steel sink with mixer tap, central island, Parquet Karndeian flooring, ceiling spotlights, and a double-glazed window to the rear.

The open-plan dining room boasts French-style patio doors to the rear with two Velux's overhead, Parquet Karndeian flooring, radiator, and ceiling spotlights.

DOWNSTAIRS WC

Located through the hallway the wc briefly comprises a low-level wc, pedestal sink, Parquet Karndeian flooring, ceiling light point, and a frosted window.

MASTER BEDROOM WITH ENSUITE

A spacious double bedroom located on the second floor with a double-glazed window overlooking the front of the property briefly comprises integrated wardrobes, carpeted flooring, radiator, and ceiling light points.

En-suite briefly comprises a walk-in shower cubicle, low-level wc, basin storage sink, towel radiator, tiled flooring, ceiling spotlights, and a Velux window.

BEDROOM TWO WITH ENSUITE

A double bedroom located on the first floor with a double-glazed window overlooking the front briefly comprises carpeted flooring, radiator, and ceiling light point.

The ensuite briefly comprises a walk-in shower cubicle, low-level wc, pedestal sink, radiator, tiled flooring, ceiling light point, and a frosted window.

BATHROOM

A family bathroom briefly comprises the bath with a shower attachment, pedestal sink, low-level WC, tiled flooring, towel radiator, frosted window, and ceiling light point.

BEDROOM THREE

Another double bedroom located on the first floor with a double-glazed window overlooking the rear briefly comprises carpeted flooring, radiator, and ceiling light point.

BEDROOM FOUR

The fourth bedroom briefly comprises carpeted flooring, radiator, ceiling light point, and a double-glazed window to the rear.

EXTERNAL

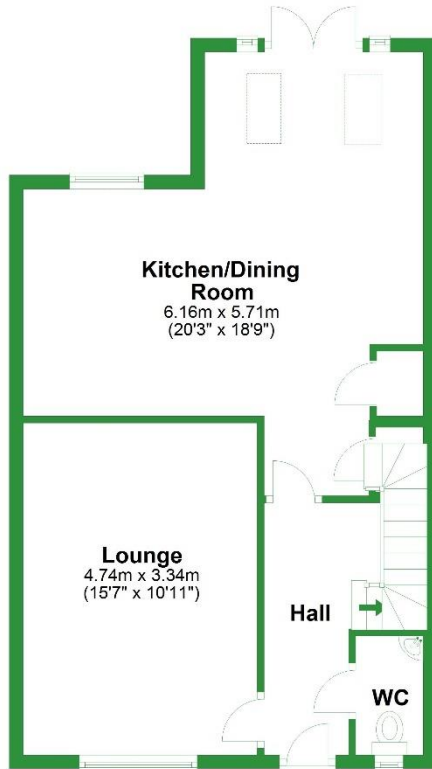
To the rear is a fenced-in garden with both a spacious lawn space and patio area.

The front of the property boasts a multi-vehicle driveway and direct access to the detached garage.



Ground Floor

Approx. 51.2 sq. metres (550.7 sq. feet)



Kitchen/Dining Room

6.16m x 5.71m
(20'3" x 18'9")

Lounge

4.74m x 3.34m
(15'7" x 10'11")

Hall

WC

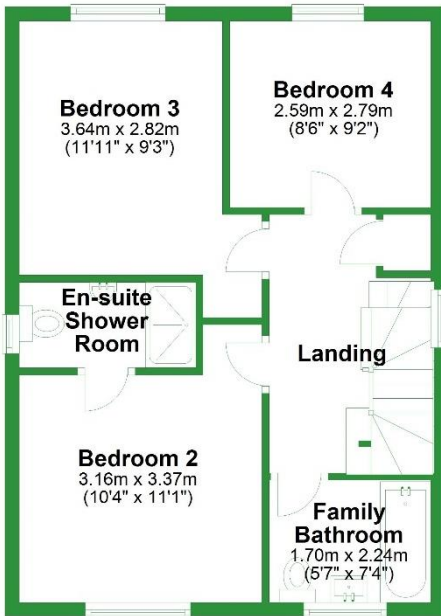
Total area: approx. 135.9 sq. metres (1463.2 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.
Plan produced using PlanUp.



First Floor

Approx. 46.1 sq. metres (496.6 sq. feet)



Bedroom 3
3.64m x 2.82m
(11'11" x 9'3")

Bedroom 4
2.59m x 2.79m
(8'6" x 9'2")

En-suite Shower Room

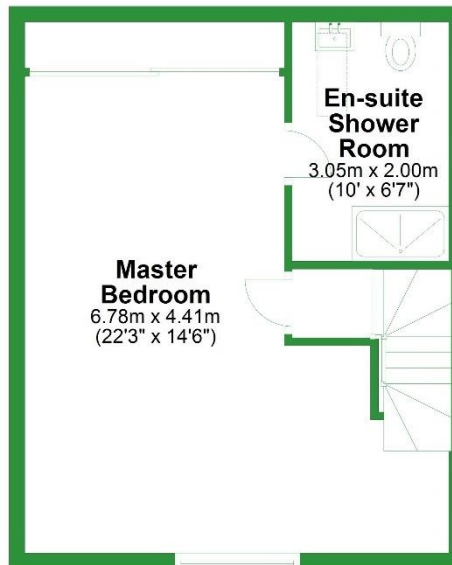
Landing

Bedroom 2
3.16m x 3.37m
(10'4" x 11'1")

Family Bathroom
1.70m x 2.24m
(5'7" x 7'4")

Second Floor

Approx. 38.6 sq. metres (415.9 sq. feet)



En-suite Shower Room
3.05m x 2.00m
(10' x 6'7")

Master Bedroom
6.78m x 4.41m
(22'3" x 14'6")



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Pendle Hill Properties

154 Whalley Road Read Burnley Lancashire BB12 7PN

t 01282 772048 e info@pendlehillproperties.co.uk

w pendlehillproperties.co.uk



@PendleHillProps



Find us on Facebook

